

# GROSS & PATTERSON, LLC

*Providing Legal Services*

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August 17, 2021

Allegheny County Health Department  
Office of the Director  
542 4<sup>th</sup> Avenue  
Pittsburgh, PA 15219

RECEIVED

AUG 20 2021

DIRECTOR'S  
OFFICE

RE: SR# HCE-20210426-3112

Property 931 Woodward Avenue, Apt. ½  
Address: Stowe Township, PA 15136  
Census Tract: 54626

Dear ACHD:

Please be advised that I represent F&Y Properties LLC. Please accept this letter as an appeal of the written notice of civil penalty that you assessed against my client by letter dated July 21, 2021.

My client acknowledges that they received the violations. However, the tenant who lives at the premises, Martajah Reed, will not allow them access to the unit to make required repairs.

Further, my client gave written notice to Ms. Reed on May 25, 2021 that they were terminating her lease effective July 31, 2021. My client further filed a landlord-tenant complaint on July 21, 2021 to remove Ms. Reed for nonpayment of rent, end of lease term and installing an alarm system without permission of the landlord or Stowe Township. The hearing is scheduled for August 26, 2021. I am enclosing copies of the lease termination letter, the landlord-tenant complaint and the rescheduling notice.

Despite the fact that Ms. Reed's lease ended on July 31, 2021, she has not vacated, has not paid rent and will not allow my client in to make the required repairs. My client is happy to make the repairs but can only do so if Ms. Reed allows them entry or they can do them after she vacates.

Due to the above-described facts, my client should not receive a civil penalty because Ms. Reed is preventing them from making the repairs.

Very truly yours,

  
Andrew M. Gross

F&Y Properties LLC

## NOTICE OF TERMINATION OF LEASE (NON-RENEWAL)

DATE: May 25, 2021

NAME OF TENANT: Martajah Reed

ADDRESS OF TENANT: 931 1/2 Woodward Ave, McKees Rocks PA 15136

This is written notice to you that your lease dated July 31, 2020 for the above-mentioned property will terminate on July 31, 2021 at 3pm in accordance with item 42 of the lease. Since this residential lease will end on the above termination date, please remove all of your personal belongings from the leased premises and turn in the keys on or before the termination date. We should arrange for a walk through the property to perform the move-out inspection. All the utilities in the name of the tenant shall be transferred into landlord's name with the effective date of July 31, 2021. The landlord will receive the final bills for the utilities that we in landlord's name and will forward those to the tenant for reimbursement. Also, please make sure to provide your future mailing address to the landlord in writing. This would be used for any future communication including the return of the security deposit.



F&Y Properties LLC (landlord)



### Rescheduling Notice

F&Y Properties LLC / Andrew Gross ESQ  
v.  
Martajah Reed

Mag. Dist. No:	MDJ-05-3-06
MDJ Name:	Honorable Bruce J. Boni
Address:	104 Linden Avenue McKees Rocks, PA 15136
Telephone:	412-331-3414

Andrew Mark Gross, Esq.  
Gross & Patterson LLC  
707 Grant St Ste 2340  
Pittsburgh, PA 15219

Docket No: MJ-05306-LT-0000102-2021  
Case Filed: 7/21/2021

Your Role: Private

A Recovery of Real Property Hearing was previously scheduled on August 5, 2021/ 11:00 AM in the above-captioned case. It has been rescheduled to be held on/at:

Date: <b>Thursday, August 26, 2021</b>	Place: Magisterial District Court 05-3-06, McKees Rocks 104 Linden Avenue McKees Rocks, PA 15136 412-331-3414
Time: <b>9:15 AM</b>	

Continuance requested by Magisterial District Judge Bruce J. Boni  
Reason: Other  
Comments: Holdover

### Notice To Defendant

A landlord/tenant complaint has been filed against you for the recovery of possession of real property, and or money and damages associated with the above captioned case.

If you have a defense to this complaint, you may present it at the hearing.

If you have a claim against the plaintiff arising out of the occupancy of the premises, which is within the jurisdiction of the magisterial district judge and which you intend to assert at the hearing, you must file it on a complaint form at this office before the time set for the hearing.

If you do not appear at the hearing, a judgment for possession and costs, and for damages and rent if claimed, may nevertheless be entered against you. A judgment against you for possession may result in your eviction from the premises.

August 06, 2021  
Date

*Bruce J Boni*

Magisterial District Judge Boni



If you are disabled and require a reasonable accommodation to gain access to the Magisterial District Court and its services, please contact the Magisterial District Court at the above address or telephone number. We are unable to provide transportation.

